



GRASSROOTS
REALTY GROUP

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20 Evanscrest Place NW
Calgary, Alberta

MLS # A2262762



\$685,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Heated Garage, In Garage Electric Vehicle		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY, OCTOBER 11TH, 1-4 PM. This wonderful family home is situated in the lively Evanston neighbourhood. Spanning over 2,500 sq. ft. of living space across three levels, it comes equipped with impressive upgrades, such as resilient vinyl plank flooring on the main level and basement—perfect for families with kids and pets! Experience the openness of 9-foot ceilings accentuated by a stylish 6-foot built-in electric fireplace that adds both charm and warmth. The bright and welcoming kitchen boasts upgraded cabinetry, a pantry, granite countertops, and a large island, making it an ideal spot for entertaining guests. On the upper level, you’ll discover a spacious, centrally located bonus room, a generous primary suite with a walk-in closet and a luxurious 4-piece ensuite, as well as two comfortable bedrooms for the kids and a 4-piece main bath. The fully finished basement features a spacious family area, a four-piece bathroom, and a soundproof bedroom/den—ideal for gaming or providing a peaceful retreat for shift workers. Adding to the allure of this property are a brand new roof on both the house and the garage, ensuring durability and peace of mind for years to come. Outside, not only does the low-maintenance landscaping complement the home effortlessly, but you’ll also love the fully fenced yard—ideal for kids and pets to play safely. Central air conditioning has also been installed, ensuring you stay cool and comfortable during those warm summer months. Last but certainly not least is the amazing triple detached garage! This space is a true hideaway for dad and the boys—a beautifully crafted MAN CAVE! Heated and featuring custom cabinetry along with ample storage, where else in town can you find a triple garage like this? Enjoy! It may be hard to pry anyone away from this incredible space!

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